



**THE LAKES OF SARASOTA MAINTENANCE  
ASSOCIATION, INC.  
FINANCIAL REPORTS  
October 31, 2025**

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STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - BUDGET PERFORMANCE

RESERVE SCHEDULE

**Presented by: Sunstate Association Management Group, Inc.**

# The Lakes of Sarasota Maintenance Association, Inc.

Balance Sheet as of 10/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Assets</b>			
1012 - Truist OP 4125	\$49,234.92		\$49,234.92
1019 - Due (to)/from Reserves	(\$55,000.00)		(\$55,000.00)
1022 - Truist RES 4133		\$234,289.33	\$234,289.33
1029 - Due (to)/from Operating		\$55,000.00	\$55,000.00
1050 - Prepaid Insurance	\$35,224.47		\$35,224.47
1055 - Prepaid Expense	\$4,251.32		\$4,251.32
1100 - Accounts Receivable	\$20,122.00		\$20,122.00
<b>Total Assets</b>	<b>\$53,832.71</b>	<b>\$289,289.33</b>	<b>\$343,122.04</b>
<b>Total Assets</b>	<b>\$53,832.71</b>	<b>\$289,289.33</b>	<b>\$343,122.04</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
3010 - Accounts Payable	\$7,254.15		\$7,254.15
3030 - Deferred Revenue	\$58,763.66		\$58,763.66
3035 - Prepaid Assessments	\$16.00		\$16.00
3610 - Deferred Maintenance Reserves		\$283,568.87	\$283,568.87
3890 - Reserve Interest		\$5,720.46	\$5,720.46
<b>Total Liabilities</b>	<b>\$66,033.81</b>	<b>\$289,289.33</b>	<b>\$355,323.14</b>
<b>Equity</b>			
3900 - Retained Earnings	\$6,757.57		\$6,757.57
3903 - Prior Year Adjustment	(\$30.00)		(\$30.00)
3999 - Net Income	(\$18,928.67)		(\$18,928.67)
<b>Total Equity</b>	<b>(\$12,201.10)</b>		<b>(\$12,201.10)</b>
<b>Total Liabilities / Equity</b>	<b>\$53,832.71</b>	<b>\$289,289.33</b>	<b>\$343,122.04</b>

# The Lakes of Sarasota Maintenance Association, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
5010 - Assessments	29,381.84	29,381.84	-	293,818.34	293,818.34	-	352,582.00
5015 - Reserves	26,946.50	26,946.50	-	107,786.00	107,786.00	-	107,786.00
5050 - Interest	.69	-	.69	5.13	-	5.13	-
5060 - Other	50.00	-	50.00	1,500.00	-	1,500.00	-
<b>Total Income</b>	<b>56,379.03</b>	<b>56,328.34</b>	<b>50.69</b>	<b>403,109.47</b>	<b>401,604.34</b>	<b>1,505.13</b>	<b>460,368.00</b>
<b>Total Income</b>	<b>56,379.03</b>	<b>56,328.34</b>	<b>50.69</b>	<b>403,109.47</b>	<b>401,604.34</b>	<b>1,505.13</b>	<b>460,368.00</b>

## Operating Expense

<b>Grounds</b>							
7110 - Grounds Contract	4,400.00	4,583.34	183.34	47,300.00	45,833.34	(1,466.66)	55,000.00
7120 - Berm & Common Area Landscaping	-	583.34	583.34	-	5,833.34	5,833.34	7,000.00
7140 - Tree Trimming	700.00	1,250.00	550.00	12,270.00	12,500.00	230.00	15,000.00
7155 - Irrigation Repairs/Maint	502.51	416.66	(85.85)	6,751.91	4,166.66	(2,585.25)	5,000.00
7160 - Irrigation Water	340.02	291.66	(48.36)	3,399.81	2,916.66	(483.15)	3,500.00
7190 - Road Repairs	-	125.00	125.00	8,650.00	1,250.00	(7,400.00)	1,500.00
<b>Total Grounds</b>	<b>5,942.53</b>	<b>7,250.00</b>	<b>1,307.47</b>	<b>78,371.72</b>	<b>72,500.00</b>	<b>(5,871.72)</b>	<b>87,000.00</b>

<b>Rec Center</b>							
7210 - Repairs & Maintenance - Rec Center	1,052.63	375.00	(677.63)	21,308.02	3,750.00	(17,558.02)	4,500.00
7220 - Pest Control - Rec Center	57.29	68.75	11.46	596.25	687.50	91.25	825.00
7230 - Water/Sewer (95129-618484) - Rec Center	378.70	1,041.66	662.96	3,625.81	10,416.66	6,790.85	12,500.00
7235 - Electric (36733-44754) - Rec Center	599.58	691.66	92.08	6,312.58	6,916.66	604.08	8,300.00
7236 - Trash/Waste Pro - Rec Center	30.59	83.34	52.75	466.88	833.34	366.46	1,000.00
<b>Total Rec Center</b>	<b>2,118.79</b>	<b>2,260.41</b>	<b>141.62</b>	<b>32,309.54</b>	<b>22,604.16</b>	<b>(9,705.38)</b>	<b>27,125.00</b>

<b>Club House</b>							
7250 - Office Supplies/Svc/Misc	233.62	20.84	(212.78)	783.26	208.34	(574.92)	250.00
7260 - Repair & Maintenance - Clubhouse	471.43	625.00	153.57	11,597.26	6,250.00	(5,347.26)	7,500.00
7280 - Water/Sewer (95367-618536) - Clubhouse	89.77	250.00	160.23	1,347.31	2,500.00	1,152.69	3,000.00
7290 - Electric (76213-46761) - Clubhouse	662.05	875.00	212.95	6,910.76	8,750.00	1,839.24	10,500.00
<b>Total Club House</b>	<b>1,456.87</b>	<b>1,770.84</b>	<b>313.97</b>	<b>20,638.59</b>	<b>17,708.34</b>	<b>(2,930.25)</b>	<b>21,250.00</b>

<b>Pool</b>							
7310 - Pool Service	-	62.50	62.50	700.00	625.00	(75.00)	750.00
7320 - Pool Equip Repairs	-	666.66	666.66	8,553.25	6,666.66	(1,886.59)	8,000.00
7325 - Pool Supplies	839.86	708.34	(131.52)	4,947.63	7,083.34	2,135.71	8,500.00
7330 - Pool Permit	-	112.66	112.66	1,351.40	1,126.66	(224.74)	1,352.00
<b>Total Pool</b>	<b>839.86</b>	<b>1,550.16</b>	<b>710.30</b>	<b>15,552.28</b>	<b>15,501.66</b>	<b>(50.62)</b>	<b>18,602.00</b>

<b>Street, Lights &amp; Signs</b>							
7410 - Repair & Maintenance - Street, Lights, & Signs	-	500.00	500.00	347.50	5,000.00	4,652.50	6,000.00

# The Lakes of Sarasota Maintenance Association, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
7420 - Electric - Street, Lights, & Signs	1,638.69	1,375.00	(263.69)	14,689.86	13,750.00	(939.86)	16,500.00
<b>Total Street, Lights &amp; Signs</b>	<b>1,638.69</b>	<b>1,875.00</b>	<b>236.31</b>	<b>15,037.36</b>	<b>18,750.00</b>	<b>3,712.64</b>	<b>22,500.00</b>
<b>Security</b>							
7510 - Camera & Security System	1,901.38	3,108.34	1,206.96	35,085.54	31,083.34	(4,002.20)	37,300.00
<b>Total Security</b>	<b>1,901.38</b>	<b>3,108.34</b>	<b>1,206.96</b>	<b>35,085.54</b>	<b>31,083.34</b>	<b>(4,002.20)</b>	<b>37,300.00</b>
<b>Lake / Fountain / Courts</b>							
7610 - Lake Maintenance Contract	204.42	198.34	(6.08)	2,044.20	1,983.34	(60.86)	2,380.00
7615 - Lake Repairs	-	50.00	50.00	-	500.00	500.00	600.00
7620 - Courts Maintenance	1,500.00	166.66	(1,333.34)	1,500.00	1,666.66	166.66	2,000.00
7650 - Fountain Maintenance	-	166.66	166.66	2,955.60	1,666.66	(1,288.94)	2,000.00
<b>Total Lake / Fountain / Courts</b>	<b>1,704.42</b>	<b>581.66</b>	<b>(1,122.76)</b>	<b>6,499.80</b>	<b>5,816.66</b>	<b>(683.14)</b>	<b>6,980.00</b>
<b>Administrative</b>							
7810 - Insurance	4,014.03	3,355.84	(658.19)	37,362.08	33,558.34	(3,803.74)	40,270.00
7820 - Legal/Professional	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
7825 - Accounting Services	-	25.00	25.00	300.00	250.00	(50.00)	300.00
7835 - Fees, Dues, License	-	16.67	16.67	61.25	166.70	105.45	200.00
7870 - Management Fee	1,140.00	1,140.00	-	11,400.00	11,400.00	-	13,680.00
7875 - Social	-	50.00	50.00	799.76	500.00	(299.76)	600.00
7880 - Office Supplies	215.81	314.58	98.77	2,524.73	3,145.80	621.07	3,775.00
7890 - Payroll & Taxes	6,126.51	5,833.34	(293.17)	58,309.49	58,333.34	23.85	70,000.00
<b>Total Administrative</b>	<b>11,496.35</b>	<b>10,985.43</b>	<b>(510.92)</b>	<b>110,757.31</b>	<b>109,854.18</b>	<b>(903.13)</b>	<b>131,825.00</b>
<b>Other</b>							
9000 - Transfer to Reserves	26,946.50	26,946.50	-	107,786.00	107,786.00	-	107,786.00
<b>Total Other</b>	<b>26,946.50</b>	<b>26,946.50</b>	<b>-</b>	<b>107,786.00</b>	<b>107,786.00</b>	<b>-</b>	<b>107,786.00</b>
<b>Total Expense</b>	<b>54,045.39</b>	<b>56,328.34</b>	<b>2,282.95</b>	<b>422,038.14</b>	<b>401,604.34</b>	<b>(20,433.80)</b>	<b>460,368.00</b>
<b>Operating Net Total</b>	<b>2,333.64</b>	<b>-</b>	<b>2,333.64</b>	<b>(18,928.67)</b>	<b>-</b>	<b>(18,928.67)</b>	<b>-</b>
<b>Net Total</b>	<b>2,333.64</b>	<b>-</b>	<b>2,333.64</b>	<b>(18,928.67)</b>	<b>-</b>	<b>(18,928.67)</b>	<b>-</b>

**The Lakes of Sarasota Maintenance Association  
Reserves Balance  
October 31, 2025**

	Balance 1/1/2025	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>Reserves</b>						
3610 Deferred Maintenance	\$ 265,448.22	\$ 107,786.00	\$ -	\$ (89,665.35)	\$ -	\$ 283,568.87
3890 Reserve Interest	999.47	-	-	-	4,720.99	\$ 5,720.46
	<b>\$ 266,447.69</b>	<b>\$ 107,786.00</b>	<b>\$ -</b>	<b>\$ (89,665.35)</b>	<b>\$ 4,720.99</b>	<b>\$ 289,289.33</b>

**Expenses**

1/31/25 Nelson Pool Company - Resurface/Stonescapes	21,496.00
2/5/25 Water Club of America - Stenner Pump	1,526.83
2/10/25 Parking Lot Services - Resurface Deposit	9,695.00
2/12/25 Nelson Pool Company - Resurface	30,685.00
3/3/25 Parking Lot Services - Resurface	9,695.00
3/21/25 Nelson Pool Company - Resurface ADD	6,269.00
3/24/25 Parking Lot Services - Deposit	2,481.00
4/24/25 Home Depot - new Park Bench	1,536.52
6/9/25 Parking Lot Services - Resurface	6,281.00

**Total \$ 89,665.35**

**Allocation**

**Total \$ -**